

Meeting of the Sadsbury Township Planning Commission

December 14, 2022

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, December 14, 2022 at 7:00 PM in the Sadsbury Township Municipal Building.

Present: Mr. John Lymberis, Mr. Simon Jessey, Ms. Amanda Stewart, Mr. Jeremy Alcorn, Mr. Ron Zanoni, Mr. Clark Faggioli, and Ms. Michelle Falcone.

Absent: Supervisor Liaison Mr. John Moore.

Mr. Lymberis called the meeting to order at 7:00 PM, followed by a moment of silence and the Pledge of Allegiance.

Mr. Faggioli made a motion, seconded by Mr. Zanoni, to approve and adopt the minutes of the meeting held on November 9, 2022. With no amendments or questions, the motion passed unanimously.

Sadsbury Commons

Mr. Michael Gill and Mr. Kent Silvers, representing the Sadsbury Commons town center development, appeared before the Commission to present a proposed amendment to the Sadsbury Township Zoning Ordinance. The proposal sought to modify and add to the language of Article XV to accommodate certain types of signage that would be desired at the town center development:

- Section 1503.A.3.c would be modified to include identifying the use of buildings within a town center development. Mr. Jessey noticed that 1503.A.3.c applied to all zoning districts, whereas the proposed replacement seemed to be limited to the town center development. Mr. Gill said he would go back and look at that.
- Section 1506.B would be modified to allow for wall signs within a town center development to have increased coverage of the building face, with the amount increasing from 15% to the larger of 20% or 70 square feet. Mr. Gill explained this would be necessary to accommodate the standard wall face signage for a Wawa.
- Section 1506.D.3 would be modified to allow freestanding signs to be increased from 5 to 10 square feet for each 1,000 square feet of gross floor area, although Mr. Gill said this would likely be revised down a bit. The maximum aggregate of each face would increase from 200 square feet to 300 square feet, with no component panel identifying a single use being greater than 40 square feet. The maximum height would be increased from 20 feet to 32 feet. The Commission discussed the 200/300 square foot sizes, and the locations where they would be appropriate.
- Section 1506.E would include a new subsection 3 that put limits on the number, size and height of ground signs within a town center development.
- Section 1506.K would modify “directional signs” to read as “directional/identification signs”.

- Sections 1508.A and 1508.B would be modified to exempt the town center development.

Mr. Jessey noted that Wawa signs use Light Emitting Diodes (LEDs) for displaying the price of fuel, and that Section 1510.N prohibits this use. Mr. Gill said he would look into it. Mr. Gill said that the proposed amendment would be further refined and then re-presented to the Township. The Commission suggested that the development might benefit from being identified in a manner similar to the way “Main Street Exton” is, and the large retaining wall on the corner of Nova Way was suggested as a location for such an identifier. Mr. Silvers said there were three confirmed businesses to date, and Mr. Gill expected ground-breaking on all three to occur within weeks. Those businesses were named as a Wawa, a Wendy’s and a Chipotle. Other unnamed businesses are in negotiation.

Dates

The Commission confirmed the following dates for 2023:

January 11, February 15, March 15, April 12, May 10, June 14,
July 12, August 9, September 13, October 11, November 15, December 13

New Business

Mr. Lymberis expressed a desire for the Planning Commission to brainstorm ideas for the betterment of the community on those months when the Commission had no other business before it. Ideas about active and passive recreation, the expansion of sidewalks, the connecting up of walking trails, improvement of unused or underdeveloped Township property, and other such ideas were considered as topics for discussion going forward. This would convert the infrequent Planning Commission meetings into regular monthly meetings, perhaps attracting more members of the public who might like to be involved in these discussions.

Announcements, Correspondence and Public Comment

Mr. Jessey announced that Ms. Carol Menke, the Township’s landscaping consultant, was retiring. With there being no further announcements or public comment, Mr. Alcorn made a motion, seconded by Mr. Zaroni, to adjourn the meeting at 8:30 PM. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey